

EVERETT CITY COUNCIL AGENDA ITEM COVER SHEET

PROJECT TITLE:

Final Plat Approval for the
Towns at Riverfront

_____ Briefing
_____ Proposed Action
_____ Consent
10/26/16 _____ Action
_____ First Reading
_____ Second Reading
_____ Third Reading
_____ Public Hearing

COUNCIL BILL #

Originating Department

Contact Person

Phone Number

FOR AGENDA OF

Planning

John Jimerson

(425) 257-8737

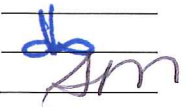
October 26, 2016

Initialed by:

Department Head

CAA

Council President



Location

Riverfront

Redevelopment Eclipse

Mill Site

Preceding Action

Preliminary Plat

Approval, City Council

Briefing on 8/17/16

Attachments

Final Plat Map

Department(s) Approval

Planning, Public Works

Amount Budgeted	N/A	
Expenditure Required	N/A	Account Number(s):
Budget Remaining	N/A	
Additional Required	N/A	

DETAILED SUMMARY STATEMENT:

The City Council is required to approve the final plat map for all formal subdivisions before it can be recorded and the developer may sell lots. William Lyons Homes (formerly Polygon Northwest) has requested final plat approval for the 190 townhouse subdivision located on the Eclipse Mill site within the Riverfront Redevelopment Planned Development Overlay. The preliminary plat was approved by the Hearing Examiner, and in accordance with city regulations, all public improvements will either be completed or will have appropriate financial performance guarantee(s) in place prior to Council action.

RECOMMENDATION (Exact action requested of Council):

Grant Final Plat Approval for the Towns at Riverfront.

THE TOWNS AT RIVERFRONT

SHEET 1 OF 11

A PORTION OF THE NE 1/4 AND SE 1/4, SECTION 29, TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M.
CITY OF EVERETT, SNOHOMISH COUNTY, WASHINGTON

DEDICATION

KNOW ALL MEN (PERSONS) BY THESE PERSONS THAT RIVERFRONT MF, LLC, A DELAWARE LIMITED PARTNERSHIP, THE UNDERSIGNED OWNER IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARES THIS PLAT AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, AVENUES, PLACES AND SEWER EASEMENTS OR WATERWAY PUBLIC PROPERTY THERE IS SHOWN ON THE PLAT AND THE USE THEREOF FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES. ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON LOTS, BLOCKS, TRACTS, ETC. SHOWN ON THIS PLAT IN THE REASONABLE ORIGINAL GRADING OF ALL THE STREETS, AVENUES, PLACES, ETC. SHOWN HEREON. ALSO, THE RIGHT TO DRAIN ALL STREETS OVER AND ACROSS ANY LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE STREET OR STREETS ARE GRADED. ALSO, ALL CLAIMS FOR DAMAGE AGAINST ANY GOVERNMENTAL AUTHORITY ARE WAIVED WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE, AND MAINTENANCE OF SAID ROADS.

FOLLOWING ORIGINAL REASONABLE GRADING OF THE ROADS AND WAYS HEREON, NO DRAINAGE WATERS ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROADS RIGHTS-OF-WAY TO HAMPER PROPER ROAD DRAINAGE. THE OWNER OF ANY LOT OR LOTS, PRIOR TO MAKING ANY ALTERATION IN THE DRAINAGE SYSTEM AFTER RECORDING OF THE PLAT, MUST MAKE APPLICATION TO AND RECEIVE APPROVAL FROM THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS FOR SAID ALTERATION. ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS ROUTING THEREOF ACROSS ANY LOT SHALL BE DONE BY AND AT THE EXPENSE OF SAID OWNER.

RIVERFRONT MF, LLC,
A DELAWARE LIMITED LIABILITY PARTNERSHIP

BY: BRANDON SCHEIDNER
SR. VICE PRESIDENT, WASHINGTON DIVISION PRESIDENT

ACKNOWLEDGEMENTS

STATE OF }
COUNTY OF } ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2016,
BY BRANDON SCHEIDNER, SR. VICE PRESIDENT, WASHINGTON DIVISION PRESIDENT OF RIVERFRONT MF, LLC, A DELAWARE LIMITED LIABILITY PARTNERSHIP, THE AUTHORIZED AGENT OF POLYGON MFLP, A DELAWARE LIMITED PARTNERSHIP, FOR AND ON BEHALF THEREOF.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

LEGAL DESCRIPTION

PARCEL 39:
TRACT 2 OF CITY OF EVERETT BLA NO 1474-04-002 RECORDED UNDER RECORDING NO. 200402180061 AND 200402185093, BEING A PORTION OF A PORTION OF GOVERNMENT LOT 3, SECTION 29, TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON; EXCEPT THOSE PORTIONS CONVEYED TO THE CITY OF EVERETT BY DEEDS RECORDED UNDER RECORDING NOS. 200805140865 AND 200805140866.

PARCEL 40:
THE EAST HALF OF BLOCK 2 OF J.S. SINES ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS, PAGE 11, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

TOGETHER WITH THAT PORTION OF VACATED ALLEY ATTACHED THERETO BY ORDINANCE NO. 484-77 RECORDED DECEMBER 16, 1977 UNDER RECORDING NO. 7712160175, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;
EXCEPT THOSE PORTIONS OF ALL OF THE ABOVE CONVEYED TO THE CITY OF EVERETT BY DEED RECORDED UNDER RECORDING NOS. 200805140865 AND 200805140866.

PARCEL 41:
LOT 13 OF BOUNDARY LINE ADJUSTMENT RECORD OF SURVEY RECORDED UNDER RECORDING NO. 200608215004 AND CITY OF EVERETT BOUNDARY LINE ADJUSTMENT NO. 05-008 RECORDED UNDER RECORDING NO. 200608210287, BEING A PORTION OF A PORTION OF GOVERNMENT LOT 3, SECTION 29, TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

PARCEL 42:
THAT PORTION OF GOVERNMENT LOT 3 IN SECTION 29, TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTH LINE OF SAID LOT 3, 1,019.4 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT, SAME BEING ON THE EAST LINE OF THE LAND CONVEYED TO SEATTLE AND MONTANA RAILROAD CO. BY WARRANTY DEED RECORDED APRIL 25, 1902 IN VOLUME 71 OF DEEDS, PAGE 77; THENCE EAST ALONG SAID SOUTH LINE OF GOVERNMENT LOT 3, A DISTANCE OF 258.8 FEET TO THE WEST RIGHT OF WAY LINE OF EVERETT & MOUNT CROST RAILWAY CO. AS CONVEYED BY DEED RECORDED MARCH 9, 1898 IN VOLUME 48 OF DEEDS, PAGE 42; THENCE NORTHERLY ALONG THE WEST LINE OF SAID RIGHT OF WAY 641.6 FEET TO THE SOUTH LINE OF PLAT OF EVERETT LAND COMPANY'S 1ST ADDITION TO EVERETT, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE 20, EXTENDED EASTERLY; THENCE WESTERLY ALONG SAID PRODUCTION OF THE SOUTH LINE OF SAID PLAT AND THE SOUTH LINE OF SAID PLAT, 165.39 FEET TO THE EASTERLY LINE OF THE RIGHT OF SAID SEATTLE & MONTANA RAILROAD CO.; THENCE ANGLE LEFT 75°45' AND PROCEED SOUTHERLY ALONG THE EASTERLY LINE OF SAID RIGHT OF WAY, 314 FEET TO POINT OF CURVE TO THE LEFT; THENCE ALONG SAID CURVE, RADIUS OF 1,392.89 FEET, A DISTANCE OF 341 FEET TO THE POINT OF BEGINNING.

PARCEL 43:
LOT 16 OF BOUNDARY LINE ADJUSTMENT RECORD OF SURVEY RECORDED UNDER RECORDING NO. 200608215004 AND CITY OF EVERETT BOUNDARY LINE ADJUSTMENT NO. 05-008 RECORDED UNDER RECORDING NO. 200608210287, BEING A PORTION OF A PORTION OF GOVERNMENT LOTS 1, 2 AND 3, SECTION 29, TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

EXCEPT THOSE PORTIONS CONVEYED TO THE CITY OF EVERETT BY DEEDS RECORDED UNDER RECORDING NOS. 200805140865 AND 200805140866.

PARCEL 44:
THAT PORTION OF WALNUT STREET, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF BLOCK 805, EVERETT LAND COMPANY'S 1ST ADDITION TO EVERETT, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 20, RECORDS OF SNOHOMISH COUNTY, WASHINGTON; THENCE NORTH TO THE SOUTH LINE OF 33RD STREET; THENCE EAST TO THE WEST LINE OF THE NORTHERN PACIFIC RAILROAD RIGHT OF WAY; THENCE SOUTHERLY ALONG THE WESTERLY OF SAID RIGHT OF WAY TO A POINT EAST OF THE TRUE POINT OF BEGINNING; THENCE WEST TO THE TRUE POINT OF BEGINNING.

PARCEL 45:
ALL THAT PART OF LOTS 17 TO 32, INCLUSIVE, BLOCK 805, PLAT OF THE EVERETT LAND COMPANY'S 1ST ADDITION TO EVERETT, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 20, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, LYING EASTERLY OF THE EASTERLY LINE OF THE RIGHT OF WAY OF ST PAUL, MINNEAPOLIS AND MANITOBA RAILWAY CO. WHICH EASTERLY RIGHT OF WAY LINE IS DESCRIBED IN VOLUME 79 OF DEEDS, PAGE 501, AS BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 32 THAT IS 35.8 FEET WEST OF THE NORTHEAST CORNER BLOCK 805; THENCE SOUTHWESTERLY PARALLEL TO AND 100 FEET DISTANT SOUTHEASTERLY FROM CENTERLINE OF SAID RAILWAY CO RIGHT OF WAY TO INTERSECT THE WEST LINE OF LOT 19 AT A POINT 65.3 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 17, ALL IN SAID BLOCK 805.

APPROVALS

CITY OF EVERETT APPROVALS

THE CITY OF EVERETT HEREBY DETERMINES THAT THIS SUBDIVISION CONFORMS TO RCW 58.17 AND EMC TITLE 18 AND IS HEREBY APPROVED. THE CITY OF EVERETT DOES NOT IN ANY WAY WARRANT NOR GUARANTEE THE ACCURACY OF THIS RECORD OF SURVEY.

EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____

CITY OF EVERETT ENGINEER

EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____

DIRECTOR, CITY OF EVERETT DEPARTMENT OF PLANNING/COMMUNITY DEVELOPMENT

EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____

CITY COUNCIL PRESIDENT

TREASURER'S CERTIFICATES

CITY OF EVERETT TREASURER'S CERTIFICATE

I, TREASURER OF THE CITY OF EVERETT, DO HEREBY CERTIFY THAT ALL LOCAL IMPROVEMENT ASSESSMENTS ON THE WITHIN DESCRIBED TRACT OF LAND HAVE BEEN FULLY PAID AND DISCHARGED AS OF _____, 20____.

TREASURER, CITY OF EVERETT

SNOHOMISH COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREIN, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED, INCLUDING 20____ TAXES.

TREASURER, SNOHOMISH COUNTY

BY:

DEPUTY COUNTY TREASURER

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF CORE DESIGN INC. THIS _____ DAY OF _____, 20____
AT _____ MINUTES PAST _____, AND RECORDED IN VOL. _____ OF PLATS, PAGES _____ TO _____
APR _____, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SNOHOMISH COUNTY AUDITOR

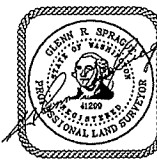
BY:

DEPUTY COUNTY AUDITOR

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS FINAL PLAT OF THE TOWNS AT RIVERFRONT CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF POLYGON HOMES NW, IN NOVEMBER, 2013, AND SAID SURVEY WAS BASED UPON AN ACTUAL SURVEY OF SECTION 29, TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M.; THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS ACTUALLY SURVEYED; THAT THE COURSES AND DISTANCES SHOWN HEREON ARE CORRECT; THAT (1) MONUMENTS AS DESCRIBED AND SHOWN HEREON, UNLESS STATED OTHERWISE HEREON, WILL BE SET AT ALL LOT CORNERS AS SHOWN; (2) MONUMENTS AS DESCRIBED AND SHOWN HEREON AS "SET" HAVE BEEN SET AS SHOWN; AND (3) ALL MONUMENTS DESCRIBED AND SHOWN HEREON THAT ARE SHOWN "TO BE SET" WITHIN THE RIGHT-OF-WAY, WITHIN AND WITHOUT THE BOUNDARY OF THIS SUBDIVISION, WILL BE SET AFTER THE STREET IS PAVED.

GLENN R. SPRAGUE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 41299



CORE
DESIGN

ENGINEERING • PLANNING • SURVEYING

JOB NO. 12156E

14711 N.E. 29th Pl. Suite 101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963

THE TOWNS AT RIVERFRONT

A PORTION OF THE NE 1/4 AND SE 1/4, SECTION 29, TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M.
CITY OF EVERETT, SNOHOMISH COUNTY, WASHINGTON

SHEET 2 OF 11

NOTES

1. THE TOWNS AT RIVERFRONT HOMEOWNERS ASSOCIATION (HOA) WAS ESTABLISHED ON _____, 2016.
2. TRACTS 983, 987, 988, 989, 990, 991, 992, 993, 994, 997, 998 AND 999 ARE HEREBY CONVEYED TO THE HOA UPON THE RECORDING OF THIS PLAN FOR THE PURPOSE OF OPEN SPACE. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE OPEN SPACE AND ANY STORM WATER RAIN GARDEN FACILITY THAT MAY FALL WITHIN THESE TRACTS.
3. TRACT 986 IS HEREBY CONVEYED TO THE HOA UPON THE RECORDING OF THIS PLAN FOR THE PURPOSE OF OPEN SPACE AND ORDINARY HIGH WATER BUFFER. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE OPEN SPACE/ORDINARY HIGH WATER BUFFER EXCEPT THAT PORTION FOR WHICH THE CITY OF EVERETT HAS AN EASEMENT, SEE EASEMENT PROVISION 2.
4. TRACTS 984 AND 985 ARE HEREBY CONVEYED TO THE HOA UPON THE RECORDING OF THIS PLAN FOR THE PURPOSES OF ACCESS AND UTILITIES AND PARKING. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ACCESS, PRIVATE UTILITY AND PARKING FACILITIES WITHIN SAID TRACTS.
5. TRACT 995 SHALL REMAIN OWNED AND MAINTAINED BY RIVERFRONT MF, LLC FOR THE PURPOSE OF FUTURE DEVELOPMENT.

RESTRICTIONS OF RECORD

1. THIS SITE IS SUBJECT TO FACILITY CHARGES, IF ANY, INCLUDING BUT NOT LIMITED TO HOOK-UP, OR CONNECTION CHARGES AND LATE/COVER CHARGES FOR WATER OR SEWER FACILITIES OF THE CITY OF EVERETT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 8408230225, AFFECTS ALL PARCELS. NOTHING SHOWN.
2. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT FOR STORM AND SEWER AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 1917176, AFFECTS PARCEL NO. 38, 43, 44, AND 45 AS SHOWN HEREON. SEE SHEETS 7 AND 8.
3. THIS SITE IS SUBJECT TO UNRECORDED LEASEHOLDS, IF ANY, RIGHTS OF VENDORS AND SECURITY AGREEMENT ON PERSONAL PROPERTY AND RIGHTS OF TENANTS, AND SECURED PARTIES TO REMOVE TRADE FIXTURES AT THE EXPIRATION OF THE TERM, AFFECTS ALL PARCELS. NOTHING SHOWN.
4. THIS SITE IS SUBJECT TO ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES OR ENCROACHMENTS, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY SHORT PLAT OR PLAT OF J.S. SHES AGRIC TRACTS RECORDED IN VOLUME 4 OF PLATS, PAGE 11, AFFECTS PARCEL 46. NOTHING SHOWN.
5. THIS SITE IS SUBJECT TO ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES OR ENCROACHMENTS, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY SHORT PLAT OR PLAT OF EVERETT LAND COMPANY'S 1ST ADDITION RECORDED IN VOLUME 3 OF PLATS, PAGE 28, AFFECTS PARCELS 44 AND 45. NOTHING SHOWN.
6. THIS SITE IS SUBJECT TO RESERVATIONS AND EXCEPTIONS REGARDING MINERAL RIGHTS AS DISCLOSED BY INSTRUMENT UNDER RECORDING NO. 7707290101, AFFECTS PARCEL 46. NOTHING SHOWN.
7. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND/OR EASEMENTS AS DISCLOSED BY QUIT CLAIM DEED RECORDED UNDER RECORDING NO. 200608250618, AFFECTS PARCELS 41 AND 43. NOTHING SHOWN.
8. THIS SITE IS SUBJECT TO AN OPERATING EASEMENT AGREEMENT BETWEEN THE CITY OF EVERETT AND BNSF RAILWAY COMPANY AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 200608250621, AFFECTS PARCELS 41 AND 43. NOTHING SHOWN.
9. THIS SITE IS SUBJECT TO THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "CONDITIONAL EASEMENT FOR ACCESS AND UTILITIES" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 200802100552. SAID INSTRUMENT IS A RE-RECORD OF RECORDING NO. 200406040719. AFFECTS PARCEL 39. LOCATION OF 30' WIDE EASEMENT IS NOT DETERMINABLE. NOTHING SHOWN.
10. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A MEMORANDUM OF PROPERTY DISPOSITION AGREEMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 200805140860. MEMORANDUM OF ASSIGNMENT RECORDED UNDER RECORDING NO. 201307050570. WILL ASSIGNMENT AND ASSUMPTION AGREEMENT WAS RECORDED UNDER RECORDING NO. 201410070764. AFFECTS ALL PARCELS. NOTHING SHOWN.
11. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS AS DISCLOSED BY SPECIAL WARRANTY DEED RECORDED UNDER RECORDING NO. 200805140862, AFFECTS ALL PARCELS. NOTHING SHOWN.
12. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A PUBLIC AMENITIES DEDICATION, EASEMENT AND MAINTENANCE AGREEMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 200805140863. MEMORANDUM OF ASSIGNMENT RECORDED UNDER RECORDING NO. 201307050570. WILL ASSIGNMENT AND ASSUMPTION AGREEMENT WAS RECORDED UNDER RECORDING NO. 201410070764. AFFECTS PARCEL 40. NOTHING SHOWN.
13. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A TERMINATION OF EXISTING EASEMENTS AND NON-LANDFILL SITE UTILITY EASEMENTS AND ACCESS AGREEMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 200805140864. MEMORANDUM OF ASSIGNMENT RECORDED UNDER RECORDING NO. 201307050570. WILL ASSIGNMENT AND ASSUMPTION AGREEMENT WAS RECORDED UNDER RECORDING NO. 201410070764. AFFECTS PARCEL 40 AND 43. NOT SHOWN. ACCESS AND UTILITY MOVES TO THE RIGHT OF WAY DEDICATION UPON THE RECORDING OF THIS PLAT.
14. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF A LANDFILL GAS MANAGEMENT SYSTEM, LEACHATE COLLECTION SYSTEM, GROUNDWATER MONITORING SYSTEM, AND UTILITIES EASEMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 200805140865. MEMORANDUM OF ASSIGNMENT RECORDED UNDER RECORDING NO. 201307050570. WILL ASSIGNMENT AND ASSUMPTION AGREEMENT WAS RECORDED UNDER RECORDING NO. 201410070764. AFFECTS PARCELS 39 AND 42. APPROXIMATE LOCATION OF MONITOR WELLS SHOWN HEREON. SEE SHEETS 8, 9 AND 10.
15. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF RECIPROCAL TEMPORARY CONSTRUCTION AND ACCESS EASEMENTS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 200805140866. MEMORANDUM OF ASSIGNMENT RECORDED UNDER RECORDING NO. 201307050570. WILL ASSIGNMENT AND ASSUMPTION AGREEMENT WAS RECORDED UNDER RECORDING NO. 201410070764. AFFECTS ALL PARCELS. NOTHING SHOWN.
16. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A MEMORANDUM WILL PROPERTY ENVIRONMENTAL AND INDEMNIFICATION AGREEMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 200805140867. MEMORANDUM OF ASSIGNMENT RECORDED UNDER RECORDING NO. 201307050570. WILL ASSIGNMENT AND ASSUMPTION AGREEMENT WAS RECORDED UNDER RECORDING NO. 201410070764. AFFECTS ALL PARCELS. NOTHING SHOWN.
17. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A LITIGATION AGREEMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 200902110443, AFFECTS ALL PARCELS. NOTHING SHOWN.
18. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A MEMORANDUM OF DEVELOPMENT AGREEMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 200911050290. MEMORANDUM OF ASSIGNMENT RECORDED UNDER RECORDING NO. 201307050570. WILL ASSIGNMENT AND ASSUMPTION AGREEMENT WAS RECORDED UNDER RECORDING NO. 201410070764. AFFECTS ALL PARCELS. NOTHING SHOWN.
19. THIS SITE IS SUBJECT TO A MEMORANDUM OF ASSIGNMENT AS DISCLOSED IN INSTRUMENT RECORDED UNDER RECORDING NO. 201307050570, AND A WILL ASSIGNMENT AND ASSUMPTION AGREEMENT RECORDED UNDER RECORDING NO. 201410070764. AFFECTS ALL PARCELS. NOTHING SHOWN.
20. THIS SITE IS SUBJECT TO ANY QUESTIONS THAT MAY ARISE DUE TO SHIFTING OR CHANGE OF THE LINE OF HIGH WATER OF THE SNOHOMISH RIVER. AFFECTS PARCEL 39. NOTHING SHOWN.
21. THIS SITE IS SUBJECT TO ANY QUESTION AS TO THE TRUE LOCATION OF THE LATERAL BOUNDARIES OF THE TIDELANDS. AFFECTS PARCEL 39. NOTHING SHOWN.
22. THIS SITE IS SUBJECT TO ANY QUESTION THAT MAY ARISE DUE TO THE SHIFTING AND/OR CHANGING IN THE COURSE OF THE SNOHOMISH RIVER. AFFECTS ALL PARCELS. NOTHING SHOWN.
23. THIS SITE IS SUBJECT TO ANY PROHIBITION OR LIMITATION ON THE USE, OCCUPANCY OR IMPROVEMENTS OF THE LAND RESULTING FROM THE RIGHT OF THE PUBLIC OR RIPARIAN OWNERS TO USE ANY WATERS WHICH MAY COVER THE LAND OR TO USE ANY PORTION OF THE LAND WHICH IS NOW OR MAY FORMERLY HAVE BEEN COVERED BY WATER. AFFECTS PARCEL 39. NOTHING SHOWN.
24. THIS SITE IS SUBJECT TO PARAMOUNT RIGHTS AND EASEMENTS IN FAVOR OF THE UNITED STATES FOR COMMERCE, NAVIGATION, FISHERIES AND THE PRODUCTION OF POWER. AFFECTS PARCEL 39. NOTHING SHOWN.
25. THIS SITE IS SUBJECT TO THE TERMS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES AND ENCROACHMENTS AS CONTAINED IN RECORDED BOUNDARY LINE ADJUSTMENT AS DISCLOSED IN SURVEY RECORDED UNDER RECORDING NO. 200402150061 AND 200402150083, AFFECTS PARCEL 39. NOTHING SHOWN.
26. THIS SITE IS SUBJECT TO THE TERMS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES AND ENCROACHMENTS AS CONTAINED IN RECORDED BOUNDARY LINE ADJUSTMENT AS DISCLOSED IN SURVEY RECORDED UNDER RECORDING NO. 200608210287, AFFECTS PARCELS 41 AND 43. NOTHING SHOWN.
27. THIS SITE IS SUBJECT TO A SURVEY BY PERTEK INC., DATED JULY 2007, LAST UPDATED APRIL 2008, JOB NO. 53157. SAID SURVEY DISCLOSES THE FOLLOWING:
A. PUBLIC ASPHALT PATH CROSSES THE PROPERTY LINES (SHEET 2-4). AFFECTS NO PARCELS.
B. RAILROAD TRACKS CROSSING PROPERTY (SHEETS 2-8). AFFECTS NO PARCELS. TRACKS REMOVED.
C. ASPHALT AND BUILDING ENCROACHMENT OVER THE SOUTHERLY PROPERTY LINE (SHEET 7). AFFECTS NO PARCELS. BUILDING REMOVED.
D. OVERHEAD POWER SERVING EASTERLY ADJONER (SHEETS 7 AND 8). AFFECTS PARCEL 43. SHOWN HEREON. SEE SHEET 6.
E. FENCE ENCROACHMENT (SHEET 8). AFFECTS PARCEL 43. SHOWN HEREON. SEE SHEET 6.
F. DIRT AND GRAVEL ROADS CONNECTING WITH ADJONERS (SHEETS 2, 3, 4, 6, 7 AND 10). AFFECTS NO PARCELS. ROAD REMOVED.
G. STORM DRAIN LINE CROSSING NORTHWESTERLY PORTION OF LOT 13. AFFECTS NO PARCELS.
H. OF LINE CROSSING PARCEL 39. AFFECTS SOUTHERN PORTION OF PARCEL 39. EXCEPTED FROM PROPERTY PER 200805140865.
28. THIS SITE IS SUBJECT TO A SURVEY BY PERTEK INC., DATED JUNE 24, 2013, JOB NO. 20130143. SAID SURVEY DISCLOSES THE FOLLOWING:
A. STORM DRAIN CROSSING NORTHWESTERLY CORNER OF PARCEL 43 (NOTED ON SHEET 8). AFFECTS PARCEL 43. DOCUMENT BLEEDTHROUGH.
B. CONCRETE IMPROVEMENT ENCRUSHING OVER NORTHWESTERLY LINE OF PARCEL 43 ONTO WESTERLY ADJONER (NOTED ON SHEET 8). AFFECTS PARCEL 43. LOCATED AND DETERMINED TO BE A PORTION OF CONSTRUCTION OF THE NEW RIVERFRONT BLVD. NOT SHOWN.

LOT ADDRESSING		
LOT NO.	HOUSE NO.	FULL ADDRESS
1	3402	30TH DRIVE
2	3404	30TH DRIVE
3	3406	30TH DRIVE
4	3408	30TH DRIVE
5	3410	30TH DRIVE
6	3414	30TH DRIVE
7	3416	30TH DRIVE
8	3418	30TH DRIVE
9	3420	30TH DRIVE
10	3422	30TH DRIVE
11	3424	30TH DRIVE
12	3011	34TH PLACE
13	3009	34TH PLACE
14	3007	34TH PLACE
15	3005	34TH PLACE
16	3003	34TH PLACE
17	3002	34TH PLACE
18	3004	34TH PLACE
19	3006	34TH PLACE
20	3008	34TH PLACE
21	3010	34TH PLACE
22	3012	34TH PLACE
23	3011	35TH STREET
24	3009	35TH STREET
25	3007	35TH STREET
26	3005	35TH STREET
27	3003	35TH STREET
28	3001	35TH STREET
29	3424	30TH AVENUE
30	3426	30TH AVENUE
31	3428	30TH AVENUE
32	3502	30TH AVENUE
33	3504	30TH AVENUE
34	3506	30TH AVENUE
35	3508	30TH AVENUE
36	3002	35TH STREET
37	3004	35TH STREET
38	3006	35TH STREET
39	3008	35TH STREET
40	3514	30TH DRIVE
41	3512	30TH DRIVE
42	3510	30TH DRIVE
43	3508	30TH DRIVE
44	3506	30TH DRIVE
45	3504	30TH DRIVE
46	3502	30TH DRIVE
47	3451	30TH DRIVE
48	3449	30TH DRIVE
49	3447	30TH DRIVE
50	3445	30TH DRIVE
51	3443	30TH DRIVE
52	3441	30TH DRIVE
53	3439	30TH DRIVE
54	3435	30TH DRIVE
55	3433	30TH DRIVE
56	3431	30TH DRIVE
57	3429	30TH DRIVE
58	3427	30TH DRIVE
59	3425	30TH DRIVE
60	3423	30TH DRIVE
61	3419	30TH DRIVE
62	3417	30TH DRIVE
63	3415	30TH DRIVE
64	3413	30TH DRIVE
65	3411	30TH DRIVE
66	3409	30TH DRIVE
67	3405	30TH DRIVE
68	3403	30TH DRIVE
69	3401	30TH DRIVE
70	3347	30TH DRIVE
71	3345	30TH DRIVE
72	3343	30TH DRIVE
73	3339	30TH DRIVE
74	3337	30TH DRIVE
75	3335	30TH DRIVE
76	3333	30TH DRIVE
77	3331	30TH DRIVE
78	3329	30TH DRIVE
79	3325	30TH DRIVE
80	3323	30TH DRIVE
81	3321	30TH DRIVE
82	3319	30TH DRIVE
83	3317	30TH DRIVE
84	3315	30TH DRIVE
85	3302	31ST DRIVE
86	3304	31ST DRIVE
87	3306	31ST DRIVE
88	3308	31ST DRIVE
89	3310	31ST DRIVE
90	3312	31ST DRIVE
91	3314	31ST DRIVE
92	3322	31ST DRIVE
93	3324	31ST DRIVE
94	3326	31ST DRIVE

LOT NO.	HOUSE NO.	FULL ADDRESS
95	3328	31ST DRIVE
96	3330	31ST DRIVE
97	3332	31ST DRIVE
98	3336	31ST DRIVE
99	3338	31ST DRIVE
100	3340	31ST DRIVE
101	3342	31ST DRIVE
102	3344	31ST DRIVE
103	3346	31ST DRIVE
104	3350	31ST DRIVE
105	3352	31ST DRIVE
106	3402	31ST DRIVE
107	3404	31ST DRIVE
108	3406	31ST DRIVE
109	3408	31ST DRIVE
110	3412	31ST DRIVE
111	3416	31ST DRIVE
112	3420	31ST DRIVE
113	3424	31ST DRIVE
114	3428	31ST DRIVE
115	3432	31ST DRIVE
116	3436	31ST DRIVE
117	3438	31ST DRIVE
118	3440	31ST DRIVE
119	3442	31ST DRIVE
120	3444	31ST DRIVE
121	3446	31ST DRIVE
122	3450	31ST DRIVE
123	3452	31ST DRIVE
124	3454	31ST DRIVE
125	3456	31ST DRIVE
126	3458	31ST DRIVE
127	3460	31ST DRIVE
128	3516	31ST DRIVE
129	3520	31ST DRIVE
130	3521	31ST DRIVE
131	3517	31ST DRIVE
132	3515	31ST DRIVE
133	3513	31ST DRIVE
134	3511	31ST DRIVE
135	3447	31ST DRIVE
136	3449	31ST DRIVE
137	3451	31ST DRIVE
138	3453	31ST DRIVE
139	3455	31ST DRIVE
140	3456	31ST DRIVE
141	3457	31ST DRIVE
142	3458	31ST DRIVE
143	3441	31ST DRIVE
144	3443	31ST DRIVE
145	3445	31ST DRIVE
146	3423	31ST DRIVE
147	3425	31ST DRIVE
148	3427	31ST DRIVE
149	3429	31ST DRIVE
150	3431	31ST DRIVE
151	3433	31ST DRIVE
152	3411	31ST DRIVE
153	3413	31ST DRIVE
154	3415	31ST DRIVE
155	3417	31ST DRIVE
156	3419	31ST DRIVE
157	3421	31ST DRIVE
158	3401	31ST DRIVE
159	3403	31ST DRIVE
160	3405	31ST DRIVE
161	3407	31ST DRIVE
162	3409	31ST DRIVE
163	3347	31ST DRIVE
164	3349	31ST DRIVE
165	3351	31ST DRIVE
166	3353	31ST DRIVE
167	3355	31ST DRIVE
168	3357	31ST DRIVE
169	3359	31ST DRIVE
170	3341	31ST DRIVE
171	3343	31ST DRIVE
172	3345	31ST DRIVE
173	3325	31ST DRIVE
174	3327	31ST DRIVE
175	3329	31ST DRIVE
176	3331	31ST DRIVE
177	3333	31ST DRIVE
178	3335	31ST DRIVE
179	3313	31ST DRIVE
180	3315	31ST DRIVE
181	3317	31ST DRIVE
182	3319	31ST DRIVE
183	3321	31ST DRIVE
184	3323	31ST DRIVE
185	3301	31ST DRIVE
186	3303	31ST DRIVE
187	3305	31ST DRIVE
188	3307	31ST DRIVE
189	3309	31ST DRIVE
190	3311	31ST DRIVE



14711 N.E. 29th Pl. Suite 101
Bellingham, Washington 98007
425.885.7977 Fax 425.885.7963

ENGINEERING • PLANNING • SURVEYING
JOB NO. 12156E

THE TOWNS AT RIVERFRONT

SHEET 3 OF 11

A PORTION OF THE NE 1/4 AND SE 1/4, SECTION 29, TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M.
CITY OF EVERETT, SNOHOMISH COUNTY, WASHINGTON

EASEMENT PROVISIONS

1. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL UTILITIES, THE HOA AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS SERVING THIS PLAT UNDER AND UPON THE EXTERIOR FIVE (6.00) FEET PARALLEL WITH AND ADJOINING THE PRIVATE STREET FRONTAGE OF ALL LOTS, OR AS SHOWN HEREON AS "JOINT UTILITY EASEMENT" IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN STREET LIGHTS, UNDERGROUND CONDUITS, CABLES, PIPE AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH WATER, ELECTRICITY, TELEPHONE AND OTHER UTILITY SERVICES, TOGETHER WITH THE RIGHT TO ENTER UPON THE PROPERTIES AT ALL TIMES FOR THE PURPOSES HEREIN STATED PROVIDED THAT FOLLOWING ANY WORK, THE EASEMENT AREA SHALL BE RESTORED AS NEARLY AS POSSIBLE TO THE ORIGINAL CONDITION.
2. A 12.00 FOOT WIDE PUBLIC TRAIL EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF EVERETT AND ITS SUCCESSORS AND ASSIGNS FOR PUBLIC PEDESTRIAN PURPOSES OVER THE PUBLIC TRAIL AS CONSTRUCTED, WITHIN THOSE PORTIONS OF TRACT 986, THE CENTERLINE OF WHICH IS APPROXIMATELY SHOWN HEREON. THE CITY OF EVERETT IS HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE TRAIL AND WALL FACILITIES WITHIN SAID EASEMENT.
3. A 5.00 FOOT WIDE PUBLIC TRAIL EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF EVERETT AND ITS SUCCESSORS AND ASSIGNS FOR PUBLIC PEDESTRIAN PURPOSES OVER THE PUBLIC TRAIL AS CONSTRUCTED, WITHIN THOSE PORTIONS OF LOTS 173 THROUGH 181, THE CENTERLINE OF WHICH IS APPROXIMATELY SHOWN HEREON. THE CITY OF EVERETT IS HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE TRAIL FACILITIES WITHIN SAID EASEMENT.
4. PUBLIC TRAIL SIGNAGE EASEMENTS OVER AND UPON PORTIONS OF TRACT 985 AND 986, ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF EVERETT AND ITS SUCCESSORS AND ASSIGNS. SAID EASEMENTS ARE 5' X 5' SQUARE, CENTERED UPON THE POST, AS INSTALLED. THE CITY SHALL HAVE THE RIGHT TO OPERATE, MAINTAIN, REPAIR OR REPLACE THE SIGNAGE WITHIN SAID EASEMENT TOGETHER WITH THE RIGHT TO ACCESS SAID EASEMENT AREA FROM THE RIGHT-OF-WAY FOR SUCH PURPOSES.
5. A PUBLIC ACCESS EASEMENT OVER AND UPON TRACTS 983, 986 THROUGH 995 AND 997 THROUGH 999, IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF EVERETT AND ITS SUCCESSORS AND ASSIGNS.
6. A PUBLIC ACCESS AND UTILITY EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF EVERETT AND ITS SUCCESSORS AND ASSIGNS OVER, UNDER, AND UPON TRACTS 984 AND 985. THE CITY HAS THE RIGHT TO REPAIR, REPLACE, CONSTRUCT AND MAINTAIN PUBLIC UTILITY IMPROVEMENTS WITHIN THE EASEMENT AREAS AND FOLLOWING SUCH USE SHALL RESTORE AS NEAR AS POSSIBLE TO ORIGINAL CONDITION RESULTING FROM THESE ACTIVITIES.
7. A PUBLIC WATER EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF EVERETT AND ITS SUCCESSORS AND ASSIGNS OVER, UNDER, AND UPON TRACTS 986, 987, 989, 992 AND 999, TOGETHER WITH A PORTION OF TRACT 983 AS SHOWN HEREON. THE CITY HAS THE RIGHT TO REPAIR, REPLACE, CONSTRUCT AND MAINTAIN PUBLIC WATER IMPROVEMENTS WITHIN THE EASEMENT AREAS AND FOLLOWING SUCH USE SHALL RESTORE AS NEAR AS POSSIBLE TO ORIGINAL CONDITION RESULTING FROM THESE ACTIVITIES.
8. A PUBLIC STORM WATER EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF EVERETT AND ITS SUCCESSORS AND ASSIGNS OVER, UNDER, AND UPON TRACTS 986, 987, 992 AND 999, TOGETHER WITH A PORTION OF TRACT 983 AS SHOWN HEREON. THE CITY HAS THE RIGHT TO REPAIR, REPLACE, CONSTRUCT AND MAINTAIN PUBLIC STORM WATER IMPROVEMENTS WITHIN THE EASEMENT AREAS AND FOLLOWING SUCH USE SHALL RESTORE AS NEAR AS POSSIBLE TO ORIGINAL CONDITION RESULTING FROM THESE ACTIVITIES.
9. A PRIVATE STORM WATER EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE HOA OVER THE STORM WATER RAIN GARDEN FACILITIES AS CONSTRUCTED WITHIN TRACTS 983, 986, 989, 994, 997 AND ON LOTS 5, 6, 11, 13 THROUGH 28, 36 THROUGH 39, 53, 65, 121, 130, 135, 144 THROUGH 147, 155 THROUGH 159 AND 177 THROUGH 180, AS SHOWN HEREON, EXCEPT ANY PORTION THAT MAY LIE WITHIN A BUILDING. THE HOA HAS THE RIGHT TO REPAIR, REPLACE, CONSTRUCT AND MAINTAIN THE STORM WATER AND RAIN GARDEN FACILITIES WITHIN THE EASEMENT AND FOLLOWING SUCH USE SHALL RESTORE AS NEAR AS POSSIBLE TO ORIGINAL CONDITION RESULTING FROM THESE ACTIVITIES.
10. THE 5.00 FOOT WIDE STRIP OF LAND FOR A PRIVATE WALL EASEMENT AS SHOWN ON LOTS 1 THROUGH 3, AND LOTS 185 THROUGH 190 IS FOR THE BENEFIT OF THE TOWNS AT RIVERFRONT HOA. SAID HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE WALL FACILITIES.
11. THE 4.00 FOOT WIDE STRIP OF LAND FOR A PRIVATE STORM WATER EASEMENT AS SHOWN ON LOT 1, EXCEPT ANY PORTION THAT MAY LIE WITHIN A BUILDING, IS FOR THE BENEFIT OF LOTS 1 THROUGH 5. THE OWNERS OF SAID BENEFITED LOTS SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM WATER FACILITIES.
12. THE 4.00 FOOT WIDE STRIP OF LAND FOR A PRIVATE STORM WATER EASEMENT AS SHOWN ON LOTS 8 AND 9, EXCEPT ANY PORTION THAT MAY LIE WITHIN A BUILDING, IS FOR THE BENEFIT OF LOTS 6 THROUGH 11. THE OWNERS OF SAID BENEFITED LOTS SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM WATER FACILITIES.
13. THE 4.00 FOOT WIDE STRIP OF LAND FOR A PRIVATE STORM WATER EASEMENT AS SHOWN ON LOTS 15 AND 16, EXCEPT ANY PORTION THAT MAY LIE WITHIN A BUILDING, IS FOR THE BENEFIT OF LOTS 12 THROUGH 14. THE OWNERS OF SAID BENEFITED LOTS SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM WATER FACILITIES.
14. THE 4.00 FOOT WIDE STRIP OF LAND FOR A PRIVATE STORM WATER EASEMENT AS SHOWN ON LOT 18, EXCEPT ANY PORTION THAT MAY LIE WITHIN A BUILDING, IS FOR THE BENEFIT OF LOTS 17 THROUGH 22. THE OWNERS OF SAID BENEFITED LOTS SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM WATER FACILITIES.
15. THE 4.00 FOOT WIDE STRIP OF LAND FOR A PRIVATE STORM WATER EASEMENT AS SHOWN ON LOT 22, EXCEPT ANY PORTION THAT MAY LIE WITHIN A BUILDING, IS FOR THE BENEFIT OF LOTS 23 THROUGH 28. THE OWNERS OF SAID BENEFITED LOTS SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM WATER FACILITIES.
16. THE 4.00 FOOT WIDE STRIP OF LAND FOR A PRIVATE STORM WATER EASEMENT AS SHOWN ON LOT 28, EXCEPT ANY PORTION THAT MAY LIE WITHIN A BUILDING, IS FOR THE BENEFIT OF LOTS 28 THROUGH 35. THE OWNERS OF SAID BENEFITED LOTS SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM WATER FACILITIES.
17. THE 4.00 FOOT WIDE STRIP OF LAND FOR A PRIVATE STORM WATER EASEMENT AS SHOWN ON LOT 37, EXCEPT ANY PORTION THAT MAY LIE WITHIN A BUILDING, IS FOR THE BENEFIT OF LOTS 36 THROUGH 39. THE OWNERS OF SAID BENEFITED LOTS SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM WATER FACILITIES.
18. THE 4.00 FOOT WIDE STRIP OF LAND FOR A PRIVATE STORM WATER EASEMENT AS SHOWN CENTERED ON THE SHARED LOT LINE OF LOTS 45 AND 46, EXCEPT ANY PORTION THAT MAY LIE WITHIN A BUILDING, IS FOR THE BENEFIT OF LOTS 40 THROUGH 46. THE OWNERS OF SAID BENEFITED LOTS SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM WATER FACILITIES.
19. THE 4.00 FOOT WIDE STRIP OF LAND FOR A PRIVATE STORM WATER EASEMENT AS SHOWN ON LOTS 50 AND 51, EXCEPT ANY PORTION THAT MAY LIE WITHIN A BUILDING, IS FOR THE BENEFIT OF LOTS 47 THROUGH 53. THE OWNERS OF SAID BENEFITED LOTS SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM WATER FACILITIES.
20. THE 4.00 FOOT WIDE STRIP OF LAND FOR A PRIVATE STORM WATER EASEMENT AS SHOWN ON LOTS 60 AND 61, EXCEPT ANY PORTION THAT MAY LIE WITHIN A BUILDING, IS FOR THE BENEFIT OF LOTS 54 THROUGH 66. THE OWNERS OF SAID BENEFITED LOTS SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM WATER FACILITIES.
21. THE 4.00 FOOT WIDE STRIP OF LAND FOR A PRIVATE STORM WATER EASEMENT AS SHOWN ON LOT 69, EXCEPT ANY PORTION THAT MAY LIE WITHIN A BUILDING, IS FOR THE BENEFIT OF LOTS 67 THROUGH 72. THE OWNERS OF SAID BENEFITED LOTS SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM WATER FACILITIES.
22. THE 4.00 FOOT WIDE STRIP OF LAND FOR A PRIVATE STORM WATER EASEMENT AS SHOWN ON LOT 76, EXCEPT ANY PORTION THAT MAY LIE WITHIN A BUILDING, IS FOR THE BENEFIT OF LOTS 73 THROUGH 78. THE OWNERS OF SAID BENEFITED LOTS SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM WATER FACILITIES.
23. THE 4.00 FOOT WIDE STRIP OF LAND FOR A PRIVATE STORM WATER EASEMENT AS SHOWN CENTERED ON THE SHARED LOT LINE OF LOTS 83 AND 84, EXCEPT ANY PORTION THAT MAY LIE WITHIN A BUILDING, IS FOR THE BENEFIT OF LOTS 79 THROUGH 84. THE OWNERS OF SAID BENEFITED LOTS SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM WATER FACILITIES.
24. THE 4.00 FOOT WIDE STRIP OF LAND FOR A PRIVATE STORM WATER EASEMENT AS SHOWN ON LOTS 88 AND 89 IS FOR THE BENEFIT OF LOTS 85 THROUGH 91. THE OWNERS OF SAID BENEFITED LOTS SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM WATER FACILITIES.
25. THE 4.00 FOOT WIDE STRIP OF LAND FOR A PRIVATE STORM WATER EASEMENT AS SHOWN ON LOT 86, EXCEPT ANY PORTION THAT MAY LIE WITHIN A BUILDING, IS FOR THE BENEFIT OF LOTS 92 THROUGH 97. THE OWNERS OF SAID BENEFITED LOTS SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM WATER FACILITIES.
26. THE 4.00 FOOT WIDE STRIP OF LAND FOR A PRIVATE STORM WATER EASEMENT AS SHOWN ON LOTS 103, 104 AND 105, EXCEPT ANY PORTION THAT MAY LIE WITHIN A BUILDING, IS FOR THE BENEFIT OF LOTS 98 THROUGH 108. THE OWNERS OF SAID BENEFITED LOTS SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM WATER FACILITIES.
27. THE 4.00 FOOT WIDE STRIP OF LAND FOR A PRIVATE STORM WATER EASEMENT AS SHOWN ON LOTS 114, 115 AND 116, EXCEPT ANY PORTION THAT MAY LIE WITHIN A BUILDING, IS FOR THE BENEFIT OF LOTS 110 THROUGH 121. THE OWNERS OF SAID BENEFITED LOTS SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM WATER FACILITIES.
28. THE 4.00 FOOT WIDE STRIP OF LAND FOR A PRIVATE STORM WATER EASEMENT AS SHOWN ON LOTS 125 AND 126, EXCEPT ANY PORTION THAT MAY LIE WITHIN A BUILDING, IS FOR THE BENEFIT OF LOTS 122 THROUGH 129. THE OWNERS OF SAID BENEFITED LOTS SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM WATER FACILITIES.
29. THE 4.00 FOOT WIDE STRIP OF LAND FOR A PRIVATE STORM WATER EASEMENT AS SHOWN ON CENTERED ON THE SHARED LOT LINE OF LOTS 132 AND 133, EXCEPT ANY PORTION THAT MAY LIE WITHIN A BUILDING, IS FOR THE BENEFIT OF LOTS 130 THROUGH 131. THE OWNERS OF SAID BENEFITED LOTS SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM WATER FACILITIES.
30. THE 4.00 FOOT WIDE STRIP OF LAND FOR A PRIVATE STORM WATER EASEMENT AS SHOWN ON LOT 138, EXCEPT ANY PORTION THAT MAY LIE WITHIN A BUILDING, IS FOR THE BENEFIT OF LOTS 135 THROUGH 139. THE OWNERS OF SAID BENEFITED LOTS SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM WATER FACILITIES.
31. THE 4.00 FOOT WIDE STRIP OF LAND FOR A PRIVATE STORM WATER EASEMENT AS SHOWN ON LOT 142, EXCEPT ANY PORTION THAT MAY LIE WITHIN A BUILDING, IS FOR THE BENEFIT OF LOTS 140 THROUGH 145. THE OWNERS OF SAID BENEFITED LOTS SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM WATER FACILITIES.
32. THE 4.00 FOOT WIDE STRIP OF LAND FOR A PRIVATE STORM WATER EASEMENT AS SHOWN ON LOT 148, EXCEPT ANY PORTION THAT MAY LIE WITHIN A BUILDING, IS FOR THE BENEFIT OF LOTS 146 THROUGH 151. THE OWNERS OF SAID BENEFITED LOTS SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM WATER FACILITIES.
33. THE 4.00 FOOT WIDE STRIP OF LAND FOR A PRIVATE STORM WATER EASEMENT AS SHOWN ON LOT 154, EXCEPT ANY PORTION THAT MAY LIE WITHIN A BUILDING, IS FOR THE BENEFIT OF LOTS 152 THROUGH 157. THE OWNERS OF SAID BENEFITED LOTS SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM WATER FACILITIES.
34. THE 4.00 FOOT WIDE STRIP OF LAND FOR A PRIVATE STORM WATER EASEMENT AS SHOWN CENTERED ON THE SHARED LOT LINE OF LOTS 160 AND 161, EXCEPT ANY PORTION THAT MAY LIE WITHIN A BUILDING, IS FOR THE BENEFIT OF LOTS 158 THROUGH 162. THE OWNERS OF SAID BENEFITED LOTS SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM WATER FACILITIES.
35. THE 4.00 FOOT WIDE STRIP OF LAND FOR A PRIVATE STORM WATER EASEMENT AS SHOWN CENTERED ON THE SHARED LOT LINE OF LOTS 164 AND 165, EXCEPT ANY PORTION THAT MAY LIE WITHIN A BUILDING, IS FOR THE BENEFIT OF LOTS 163 THROUGH 167. THE OWNERS OF SAID BENEFITED LOTS SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM WATER FACILITIES.
36. THE 4.00 FOOT WIDE STRIP OF LAND FOR A PRIVATE STORM WATER EASEMENT AS SHOWN CENTERED ON THE SHARED LOT LINE OF LOTS 170 AND 171, EXCEPT ANY PORTION THAT MAY LIE WITHIN A BUILDING, IS FOR THE BENEFIT OF LOTS 168 THROUGH 172. THE OWNERS OF SAID BENEFITED LOTS SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM WATER FACILITIES.
37. THE 4.00 FOOT WIDE STRIP OF LAND FOR A PRIVATE STORM WATER EASEMENT AS SHOWN ON LOT 175, EXCEPT ANY PORTION THAT MAY LIE WITHIN A BUILDING, IS FOR THE BENEFIT OF LOTS 173 THROUGH 178. THE OWNERS OF SAID BENEFITED LOTS SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM WATER FACILITIES.
38. THE 4.00 FOOT WIDE STRIP OF LAND FOR A PRIVATE STORM WATER EASEMENT AS SHOWN ON LOT 180, EXCEPT ANY PORTION THAT MAY LIE WITHIN A BUILDING, IS FOR THE BENEFIT OF LOTS 175 THROUGH 180. THE OWNERS OF SAID BENEFITED LOTS SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM WATER FACILITIES.
39. THE 6.00 FOOT WIDE STRIP OF LAND FOR A PRIVATE WATER EASEMENT AS SHOWN ON LOT 42 IS FOR THE BENEFIT OF LOT 43. THE OWNER OF SAID BENEFITED LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE WATER FACILITIES THEY HAVE THE BENEFIT OF USE.
40. THE 6.00 FOOT WIDE STRIP OF LAND FOR A PRIVATE WATER EASEMENT AS SHOWN ON LOT 56 IS FOR THE BENEFIT OF LOT 57. THE OWNER OF SAID BENEFITED LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE WATER FACILITIES THEY HAVE THE BENEFIT OF USE.
41. THE 6.00 FOOT WIDE STRIP OF LAND FOR A PRIVATE WATER EASEMENT AS SHOWN ON LOT 89 IS FOR THE BENEFIT OF LOT 88. THE OWNER OF SAID BENEFITED LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE WATER FACILITIES THEY HAVE THE BENEFIT OF USE.
42. THE 5.00 FOOT WIDE STRIP OF LAND FOR A PRIVATE SEWER EASEMENT AS SHOWN ON LOTS 179 THROUGH 184 IS FOR THE BENEFIT OF LOTS 179 THROUGH 184, 189 AND 190. THE OWNER OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE SEWER FACILITIES THEY HAVE THE BENEFIT OF USE.
43. THE 5.00 FOOT WIDE STRIP OF LAND FOR A PRIVATE SEWER EASEMENT AS SHOWN ON LOTS 185 THROUGH 188 IS FOR THE BENEFIT OF LOTS 185 THROUGH 188. THE OWNER OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE SEWER FACILITIES THEY HAVE THE BENEFIT OF USE.



ENGINEERING • PLANNING • SURVEYING
JOB NO. 12156E

14711 N.E. 29th Pl. Suite 101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963

THE TOWNS AT RIVERFRONT

SHEET 4 OF 11

A PORTION OF THE NE 1/4 AND SE 1/4, SECTION 29, TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M.
CITY OF EVERETT, SNOHOMISH COUNTY, WASHINGTON

SURVEY NOTES

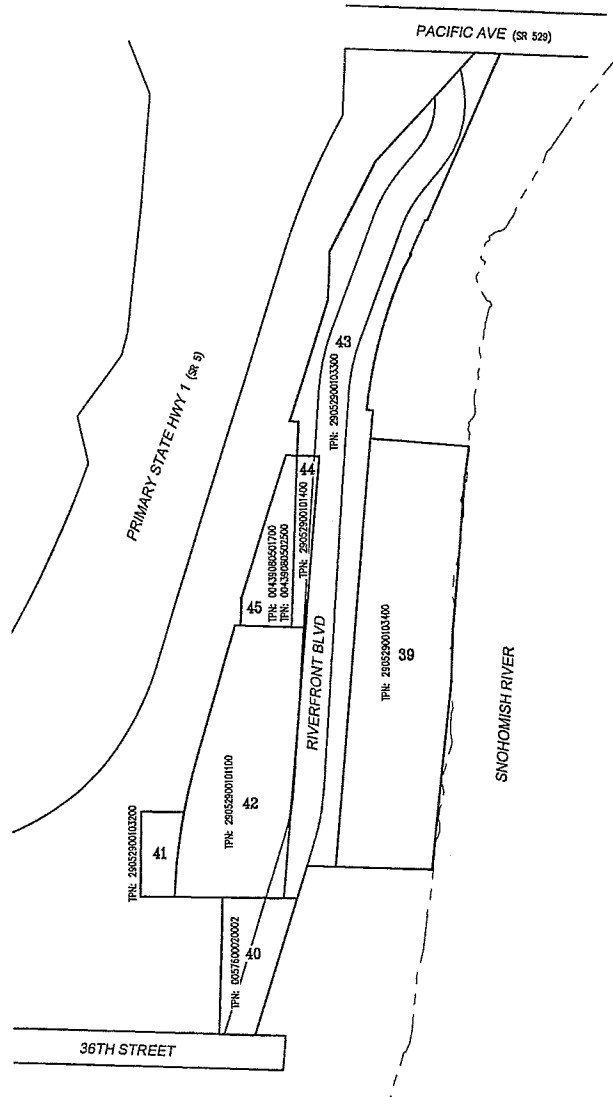
1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIRST AMERICAN TITLE INSURANCE CO. SUBDIVISION GUARANTEE NO. 2674825, DATED JUNE 24, 2016. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED FIRST AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE. CORE DESIGN, INC. HAS RELIED WHOLLY ON FIRST AMERICAN TITLE INSURANCE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
2. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN JANUARY OF 2013.
3. ALL DISTANCES ARE IN FEET.
4. THIS IS A FIELD TRAVERSE SURVEY. A SOKKIA FIVE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

REFERENCE SURVEYS

1. BOUNDARY LINE ADJUSTMENT AND RECORD OF SURVEY FOR THE CITY OF EVERETT PUBLIC WORKS DEPARTMENT RECORDED JUNE 30TH, 2006, RECORDED UNDER AUDITOR'S FILE NUMBER 200606215004, RECORDS OF SNOHOMISH COUNTY, WA.
2. BOUNDARY LINE ADJUSTMENT AND RECORD OF SURVEY FOR THE CITY OF EVERETT PUBLIC WORKS DEPARTMENT RECORDED APRIL 8TH, 2008, RECORDED UNDER AUDITOR'S FILE NUMBER 200804065006, RECORDS OF SNOHOMISH COUNTY, WA.
3. BOUNDARY LINE ADJUSTMENT RECORDED FEBRUARY 19, 2004, RECORDED UNDER AUDITOR'S FILE NUMBER 200402185093, RECORDS OF SNOHOMISH COUNTY, WA.
4. PLAT OF J.S. SINES ACRE TRACTS RECORDED MARCH 4TH, 1896, RECORDED IN VOLUME 4 OF PLATS, PAGE 11, RECORDS OF SNOHOMISH COUNTY, WA.
5. PLAT OF THE EVERETT LAND COMPANY'S FIRST ADDITION TO EVERETT RECORDED DECEMBER 21ST, 1891, RECORDED IN VOLUME 3 OF PLATS, PAGE 20, RECORDS OF SNOHOMISH COUNTY, WA.

BASIS OF BEARING

ALL DISTANCES SHOWN ON THIS SURVEY ARE GROUND DISTANCES. TO CONVERT DISTANCES TO STATE PLANE, SCALE BY THE PROJECT COMBINED FACTOR OF 0.999946338. BEARINGS ARE BASED ON WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE (NAD 83/91), BASED ON GPS OBSERVATIONS FROM CITY OF EVERETT PRIMARY CONTROL POINTS E077, E125 AND E126. PER REFERENCE SURVEY #1.



SCALE: 1" = 200'
0 100 200 400
PARCEL BREAKDOWN



CORE
DESIGN

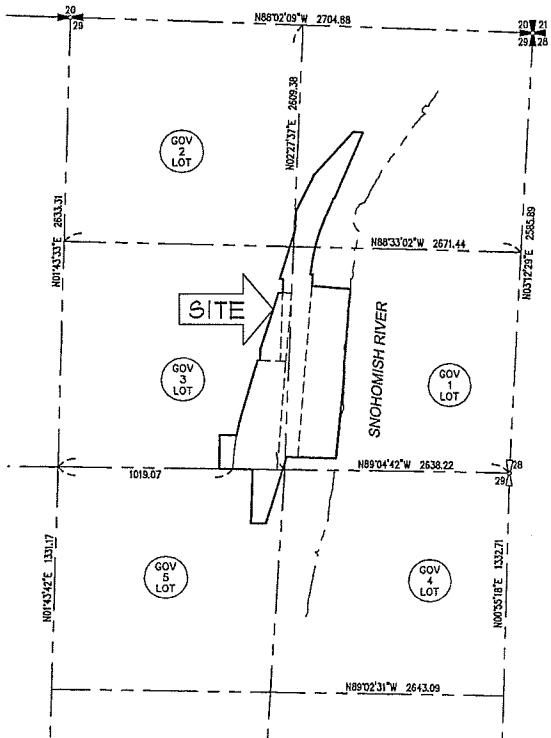
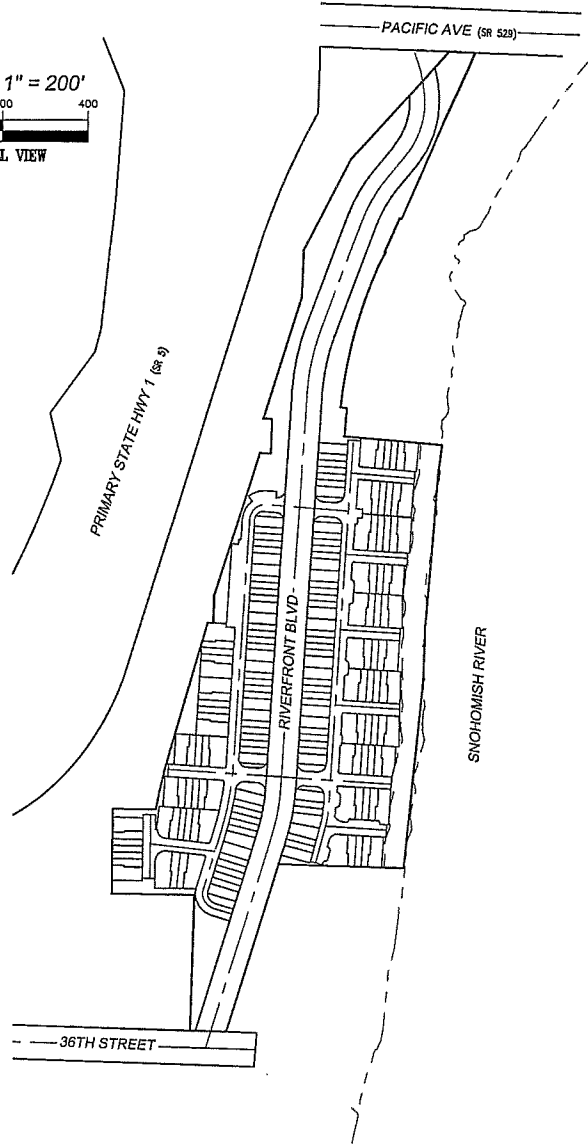
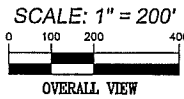
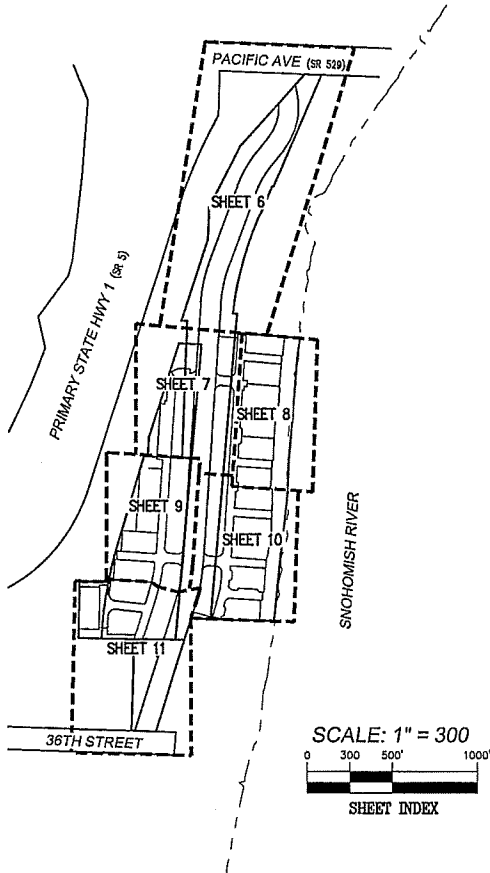
ENGINEERING • PLANNING • SURVEYING
JOB NO. 12156E

14711 N.E. 29th Pl. Suite 101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963

THE TOWNS AT RIVERFRONT

SHEET 5 OF 11

A PORTION OF THE NE 1/4 AND SE 1/4, SECTION 29, TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M.
CITY OF EVERETT, SNOHOMISH COUNTY, WASHINGTON



CORE
DESIGN

ENGINEERING • PLANNING • SURVEYING
JOB NO. 12156E

14711 N.E. 29th Pl, Suite 101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963

SHEET 6 OF 11

- FOUND SURVEY MARKER AS NOTED.
- SET 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "CORE LS 41299"
- ⊕ 4" CONCRETE MONUMENT WITH 2" BRASS DISK STAMPED "CORE LS 41299" IN MONUMENT CASE.



ENGINEERING • PLANNING • SURVEYING
JOB NO. 12156E

14711 N.E. 29th Pl. Suite 101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963

7-1-16

THE TOWNS AT RIVERFRONT

SHEET 7 OF 11

A PORTION OF THE NE 1/4 AND SE 1/4, SECTION 29, TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M.
CITY OF EVERETT, SNOHOMISH COUNTY, WASHINGTON

LINE & CURVE TABLE			
TAG #	RADIUS	BEARING/DELTA	LENGTH
C28	20.00	26°21'52"	9.29
C27	15.00	16°24'04"	4.28
C28	20.00	64°17'21"	22.44
C28	15.00	72°58'44"	19.10
C30	20.00	22°08'46"	7.73
C31	20.00	21°13'00"	7.41
C32	20.00	67°12'00"	23.46
C33	20.00	69°26'15"	24.24
C34	20.00	70°29'08"	24.60
C35	20.00	68°15'28"	23.83
C36	20.00	20°09'58"	7.04
C37	20.00	21°05'16"	7.36
C67	20.00	89°13'13"	31.15
L1		N03°48'39"E	7.48
L21		N86°12'24"W	15.52
L22		N03°47'15"E	10.09
L23		N86°12'25"W	4.98

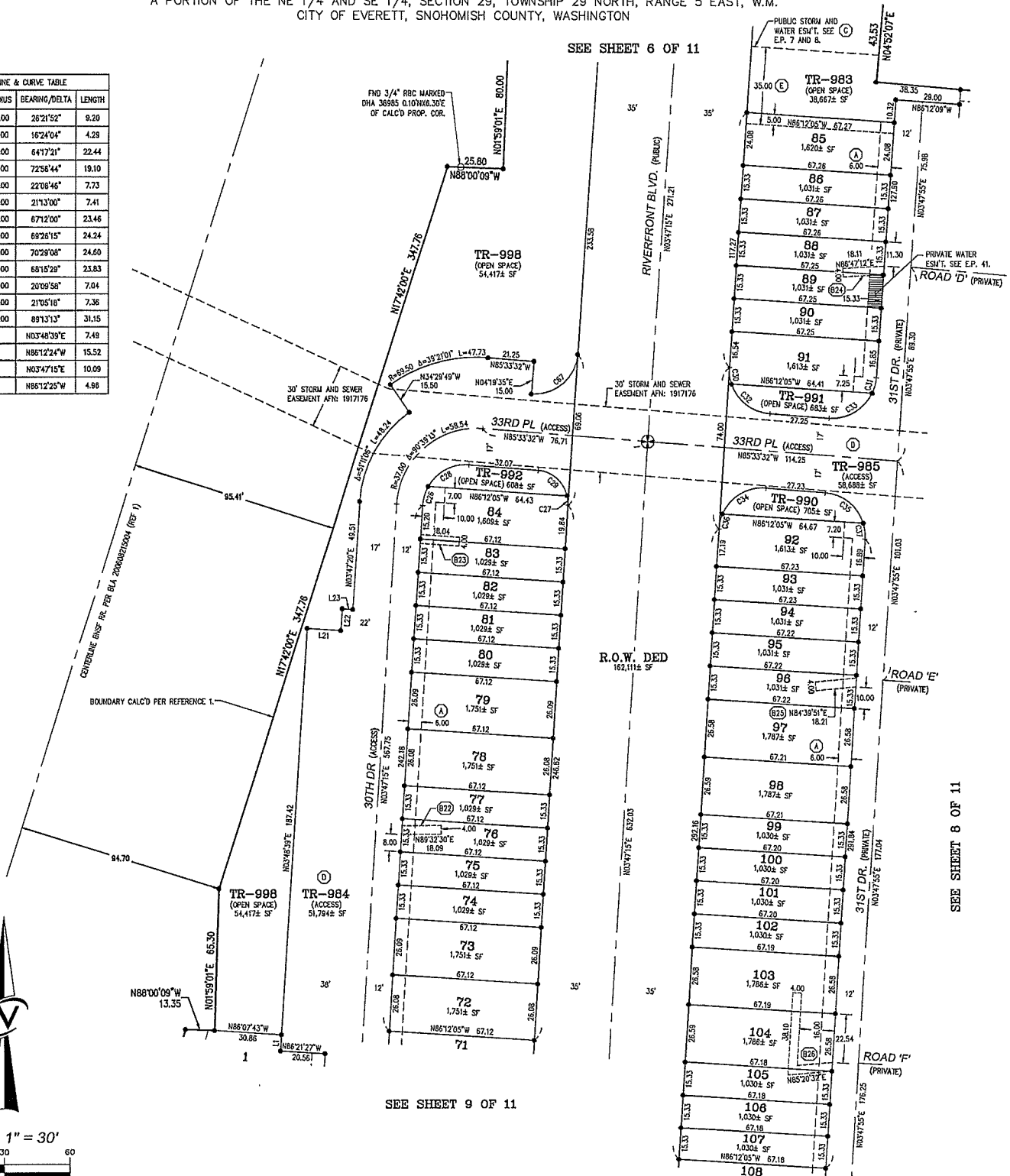


SCALE: 1" = 30'

LEGEND

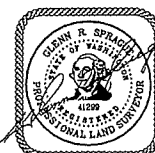
- (A) JOINT UTILITY EASEMENT. SEE E.P. 1.
- (B) PRIVATE STORM WATER EASEMENT. SEE E.P. 2.
- (C) CITY OF EVERETT ACCESS & UTILITY EASEMENT. SEE E.P. 6.
- (E) PRIVATE STORM WATER/RAIN GARDEN EASEMENT. SEE E.P. 9.
- E.P. EASEMENT PROVISION.
- PRIVATE WATER EASEMENT. SEE E.P. 3.
- FOUND SURVEY MARKER AS NOTED.
- SET 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "CORE LS 41299"
- 4" CONCRETE MONUMENT WITH 2" BRASS DISK STAMPED "CORE LS 41299" IN MONUMENT CASE.

SEE SHEET 6 OF 11



SEE SHEET 9 OF 11

SEE SHEET 8 OF 11



CORE
DESIGN

ENGINEERING • PLANNING • SURVEYING
JOB NO. 12156E

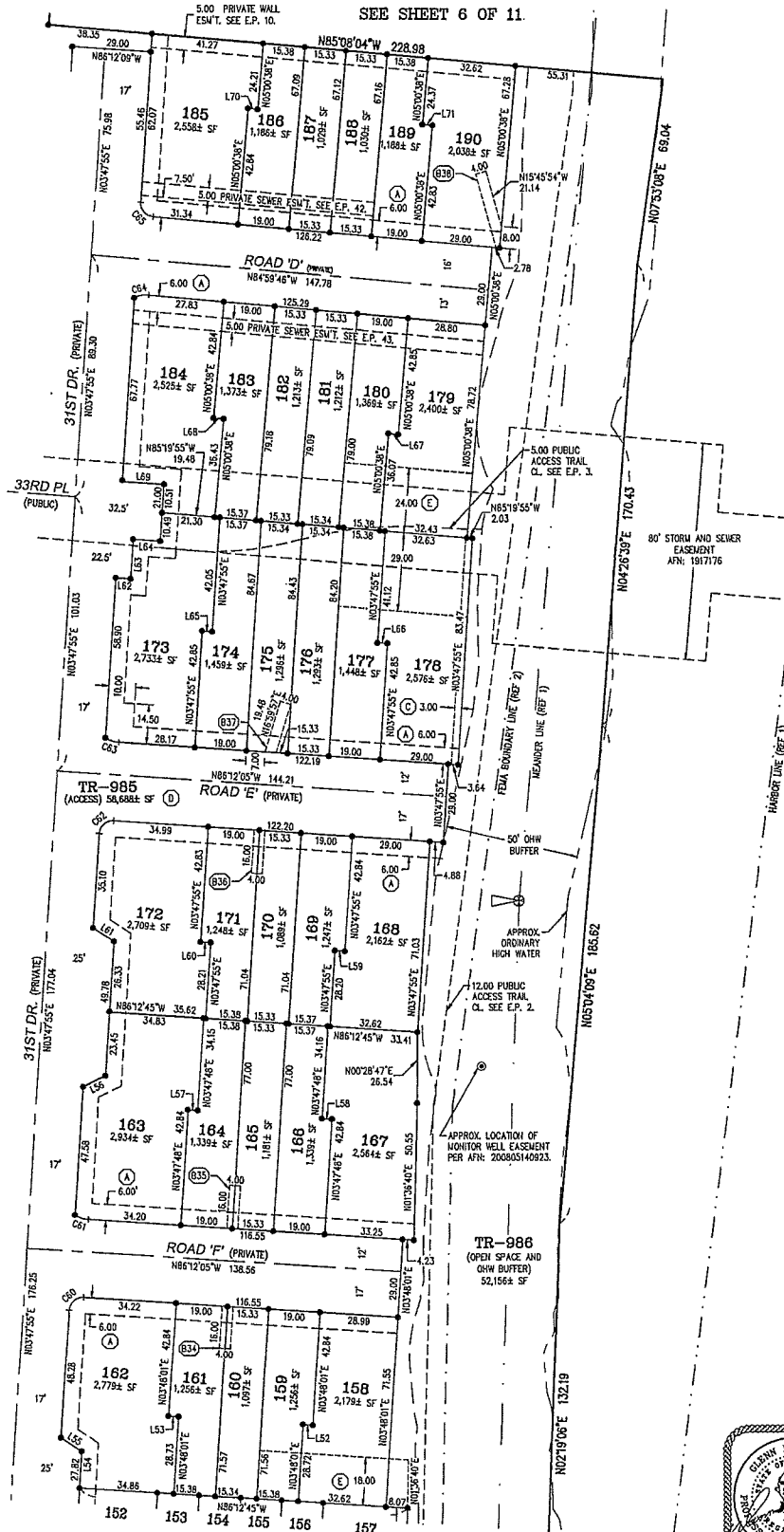
14711 N.E. 29th Pl. Suite 101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963

THE TOWNS AT RIVERFRONT

SHEET 8 OF 11

A PORTION OF THE NE 1/4 AND SE 1/4, SECTION 29, TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M.
CITY OF EVERETT, SNOHOMISH COUNTY, WASHINGTON

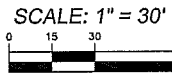
SEE SHEET 6 OF 11.



LINE & CURVE TABLE			
TAG #	RADIUS	BEARING/Delta	LENGTH
C60	5.00	90°00'39"	7.85
C61	10.01	28°59'56"	5.24
C62	5.00	90°00'39"	7.85
C63	10.00	30°01'02"	5.24
C64	10.00	31°12'23"	5.45
C65	5.00	89°47'37"	7.75
L52		N86°11'59"W	3.63
L53		N86°11'59"W	3.63
L54		N83°47'55"E	13.68
L55		N56°13'24"W	9.24
L56		N83°47'55"E	9.24
L57		N86°12'12"W	3.62
L58		N86°12'12"W	3.62
L59		N86°11'59"W	3.63
L60		N86°11'59"W	3.63
L61		N56°12'05"W	9.24
L62		N86°11'54"W	5.50
L63		N83°47'55"E	14.50
L64		N86°11'54"W	10.00
L65		N86°12'05"W	3.62
L66		N86°12'05"W	3.63
L67		N84°59'22"W	3.62
L68		N84°59'22"W	3.63
L69		N86°11'54"W	15.50
L70		N84°59'22"W	3.62
L71		N84°59'22"W	3.63

LEGEND

- (A) JOINT UTILITY EASEMENT, SEE E.P. 1.
- (B) PRIVATE STORM WATER EASEMENT, SEE E.P. 4.
- (C) CITY OF EVERETT WATER EASEMENT, SEE E.P. 7.
- (D) CITY OF EVERETT ACCESS & UTILITY EASEMENT, SEE E.P. 6.
- (E) PRIVATE STORM WATER/RAIN GARDEN EASEMENT, SEE E.P. 8.
- SET 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "CORE LS 41299".
- E.P. EASEMENT PROMSION.
- OHW ORDINARY HIGH WATER.
- MEANDER CORNER.



CORE
DESIGN

14711 N.E. 29th Pl. Suite 101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963

ENGINEERING • PLANNING • SURVEYING
JOB NO. 12156E

SEE SHEET 10 OF 11

7-1-16

THE TOWNS AT RIVERFRONT

SHEET 9 OF 11

A PORTION OF THE NE 1/4 AND SE 1/4, SECTION 29, TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M.
CITY OF EVERETT, SNOHOMISH COUNTY, WASHINGTON

SEE SHEET 7 OF 11

LINE & CURVE TABLE			
TAG #	RADIUS	BEARING/DELTA	LENGTH
C1	10.00	30°03'39"	5.24
C2	5.00	83°58'21"	8.20
C11	764.72	1°08'57"	15.34
C12	465.00	1°53'22"	15.33
C13	764.72	1°08'59"	15.35
C14	465.00	1°53'25"	15.34
C15	764.72	1°09'03"	15.36
C16	465.00	1°53'36"	15.37
C17	764.72	1°42'17"	22.75
C18	20.00	4°03'04"	1.41
C19	20.00	81°10'02"	28.33
C20	20.00	91°42'36"	32.01
C21	465.00	1°07'07"	9.08
C22	20.00	56°38'38"	19.77
C23	20.00	56°37'13"	19.76
C24	20.00	33°20'42"	11.64
C25	20.00	33°22'08"	11.65
C66	465.00	1°43'15"	13.97
L1		N03°48'39"E	7.48
L2		N03°47'15"E	3.63
L3		N16°32'15"E	3.81
L4		N03°47'16"E	3.63
L5		N03°47'16"E	3.62
L6		N03°47'16"E	3.62
L7		N86°12'05"W	1.31
L8		N86°12'05"W	3.63
L9		N86°12'05"W	3.62
L10		N86°12'05"W	6.46
L11		N86°12'05"W	3.63
L12		N86°12'05"W	3.62

SEE SHEET 10 OF 11

SCALE: 1" = 30'

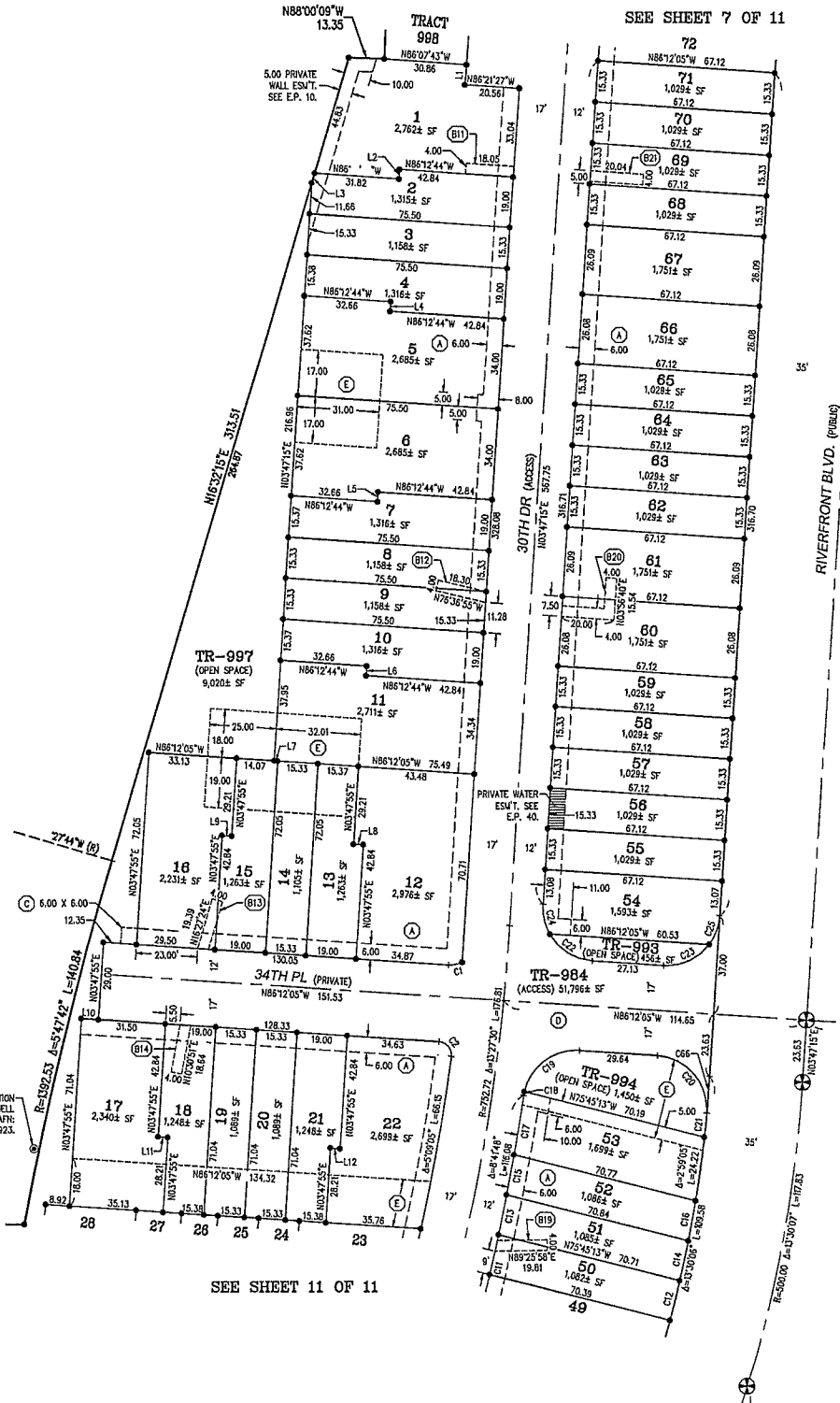
LEGEND

- (A) JOINT UTILITY EASEMENT. SEE E.P. 1.
- (B) PRIVATE STORM WATER EASEMENT. SEE E.P. #.
- (C) CITY OF EVERETT WATER EASEMENT. SEE E.P. 7.
- (D) CITY OF EVERETT ACCESS & UTILITY EASEMENT. SEE E.P. 6.
- (E) PRIVATE STORM WATER/RAIN GARDEN EASEMENT. SEE E.P. 9.

- (R) RADIAL BEARING
- E.P. EASEMENT PROVISION.
- PRIVATE WATER EASEMENT. SEE E.P. #.
- SET 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "CORE LS 41299"
- 4" CONCRETE MONUMENT WITH 2" BRASS DISK STAMPED "CORE LS 41299" IN MONUMENT CASE.



ENGINEERING • PLANNING • SURVEYING
JOB NO. 12156E



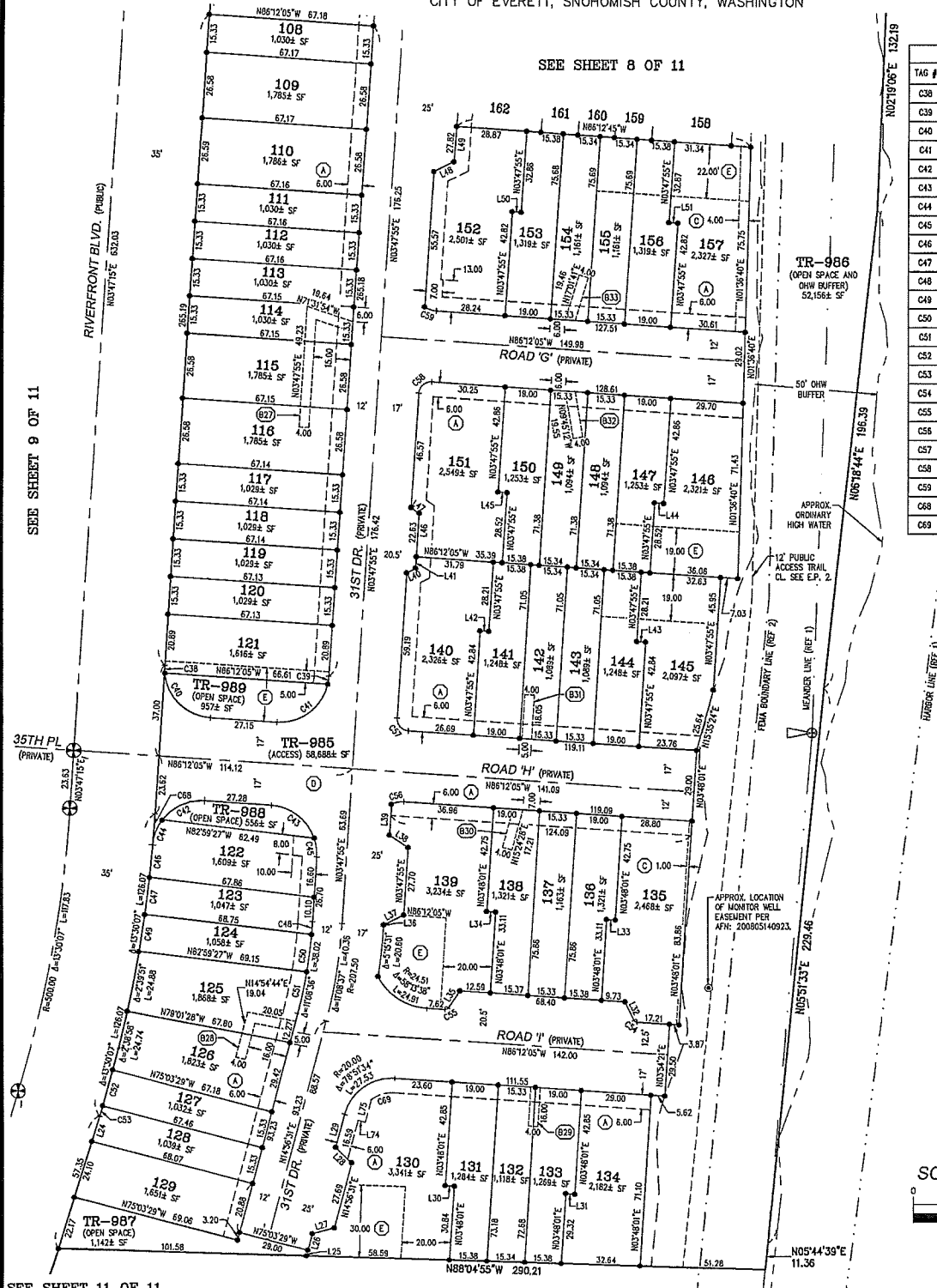
THE TOWNS AT RIVERFRONT

SHEET 10 OF 11

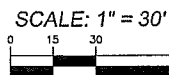
SEE SHEET 7 OF 11

A PORTION OF THE NE 1/4 AND SE 1/4, SECTION 29, TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M.
CITY OF EVERETT, SNOHOMISH COUNTY, WASHINGTON

SEE SHEET 8 OF 11



LINE & CURVE TABLE				LINE TABLE		
TAG #	RADIUS	BEARING/DELTA	LENGTH	LINE #	BEARING	LENGTH
C38	20.00	91°11'1"	3.21	L24	N17°17'22"E	11.08
C39	19.89	91°21'5"	3.21	L25	N14°56'31"E	2.46
C40	20.00	80°48'05"	28.21	L26	N14°56'31"E	7.14
C41	19.89	80°48'24"	28.20	L27	N74°57'11"E	9.24
C42	20.00	56°13'14"	19.62	L28	N45°04'08"W	9.24
C43	20.00	67°36'31"	23.60	L29	N14°56'31"E	14.09
C44	20.00	32°24'31"	11.31	L30	N86°11'59"W	3.63
C45	20.00	22°21'50"	7.81	L31	N86°11'59"W	3.63
C46	535.00	1°25'17"	13.27	L32	N28°11'15"W	8.37
C47	535.00	1°38'32"	15.33	L33	N86°11'59"W	3.63
C48	195.50	1°32'23"	5.25	L34	N86°11'59"W	3.63
C49	535.00	1°38'32"	15.33	L35	N33°48'45"E	8.37
C50	195.50	4°29'42"	15.34	L36	N03°47'55"E	0.62
C51	195.50	5°06'31"	17.43	L37	N83°47'55"E	9.24
C52	535.00	1°38'32"	15.33	L38	N56°13'24"W	9.24
C53	535.00	0°27'25"	4.27	L39	N03°47'55"E	12.79
C54	1.50	60°00'50"	1.57	L40	N83°47'16"E	4.04
C55	1.50	59°59'11"	1.57	L41	N03°47'55"E	4.84
C56	9.98	30°01'39"	5.23	L42	N86°12'05"W	3.62
C57	4.99	89°59'21"	7.84	L43	N86°12'05"W	3.62
C58	5.01	90°00'39"	7.87	L44	N86°12'05"W	3.62
C59	10.02	29°58'32"	5.24	L45	N86°12'05"W	3.62
C68	535.00	1°22'55"	12.60	L46	N03°47'55"E	17.79
C69	14.00	40°38'41"	9.93	L47	N56°13'24"W	4.04
				L48	N63°47'55"E	9.24
				L49	N03°47'55"E	14.14
				L50	N86°12'05"W	3.62
				L51	N86°12'05"W	3.63
				L74	N75°03'29"W	3.00
				L75	N14°56'31"E	9.62



SEE SHEET 11 OF 11

LEGEND

- (A) JOINT UTILITY EASEMENT, SEE E.P. 1.
- (B) PRIVATE STORM WATER EASEMENT, SEE E.P. 2.
- (C) CITY OF EVERETT WATER EASEMENT, SEE E.P. 7.
- (D) CITY OF EVERETT ACCESS & UTILITY EASEMENT, SEE E.P. 6.
- (E) PRIVATE STORM WATER/RAIN GARDEN EASEMENT, SEE E.P. 9.

- E.P. EASEMENT PROVISION.
- CHW ORDINARY HIGH WATER.
- SET 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "CORE LS 41299"
- 4" CONCRETE MONUMENT WITH 2" BRASS DISK STAMPED "CORE LS 41299" IN MONUMENT CASE.
- MEANDER CORNER.



ENGINEERING • PLANNING • SURVEYING
JOB NO. 12156E

14711 N.E. 29th Pl. Suite 101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963

THE TOWNS AT RIVERFRONT

SHEET 11 OF 11

A PORTION OF THE NE 1/4 AND SE 1/4, SECTION 29, TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M.
CITY OF EVERETT, SNOHOMISH COUNTY, WASHINGTON

SEE SHEET 9 OF 11

